

INTRODUCTORY LEASE RATE: \$1.50/RSF*



CONTEMPORARY CLASS A OFFICE SPACE AVAILABLE FOR LEASE

» CARLSBAD AIRPORT PLAZA

5963 La Place Court, Carlsbad, CA 92008

ELEVATE YOUR WORKPLACE ENVIRONMENT!



PROPERTY HIGHLIGHTS



Class A Office Building
± 64,817 RSF



Onsite Ownership & Management



Located within the prestigious **Carlsbad Research Center**

- Ample parking available
- Controlled access
- Extensive renovations recently completed

- Within walking distance to eateries and professional services
- Fantastic airport views





DISCOVER AN EXTENSIVE SELECTION OF ONSITE AMENITIES



- Sleek atrium lobby
- Revitalized public areas
- Outdoor gathering space
- Shower & lockers facilities
- Spacious balconies in select suites
- Upgraded outdoor seating options and landscaping enhancements

AVAILABILITY

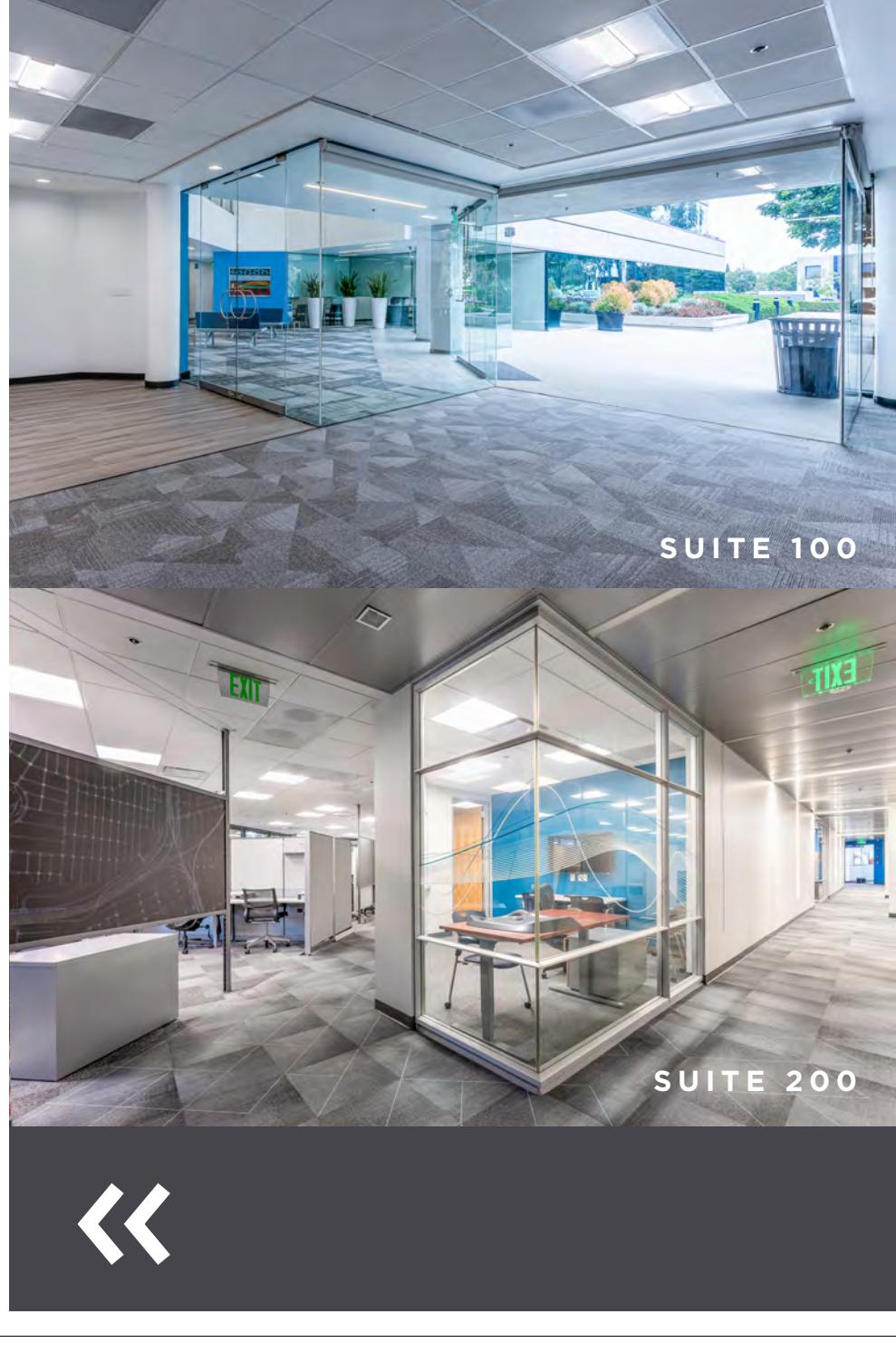
Lease Rate: \$2.35/RSF +E

Introductory Lease Rate: \$1.50/RSF +E in Year 1*

(*Returning to \$2.35/RSF in year 2 with 3% bumps thereafter. 3 year minimum term.)

Suite	RSF	Availability	Description
As Built			
100	6,821	Now	Prominent double-door entry off main lobby. Extensive window line. 3 private offices and conference room.
Suite 100 Demising Options			
100	3,204	60 Days	Reception Area, 4 Private Offices, Conference Room, Kitchen/Coffee Bar, Large Open Office Space, Server/Storage Room
101	3,617	60 Days	Reception Area, 3 Private Offices, Conference Room, Kitchen/Break Area, Large Open Office Space, Server Room
As Built			
**200	13,786	Now	Reception area, 4 private offices, 2 conference rooms, 2 large open areas, large kitchen and break area, 2 private balconies. Furniture Available.
Suite 200 Demising Options			
200	9,859	60 Days	2 Conference Rooms, 6 Private Offices, Private Balcony, Kitchen
202	3,927	60 Days	Reception space, 3 Private Offices, Kitchen, Print Room, Private Balcony
As Built			
**206	2,446	Now	5 Private Offices, Copy area, Conference room, Reception space
**207	5,224	4/1/2026	13 Private Offices, 2 Conference Rooms, 2 Breakout Rooms, Kitchen/Break Area, Private Balcony
312	1,043	Now	3 Private Offices, Server/Storage room, Reception space

****The entire 2nd Floor is available for a total of 21,456 RSF**

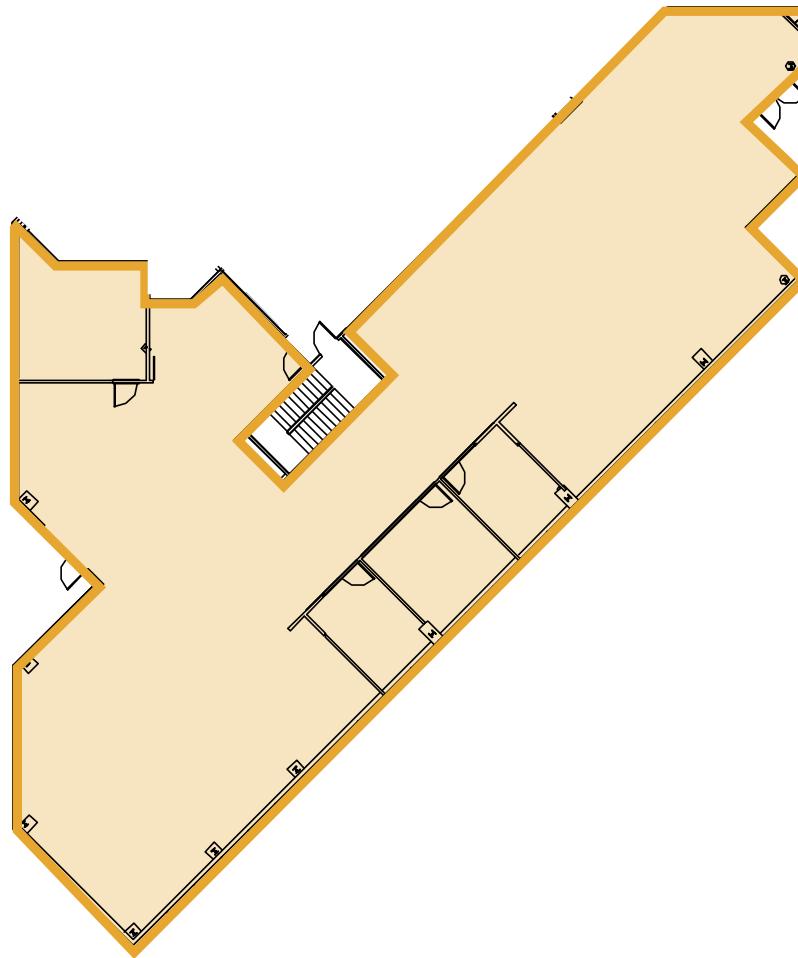
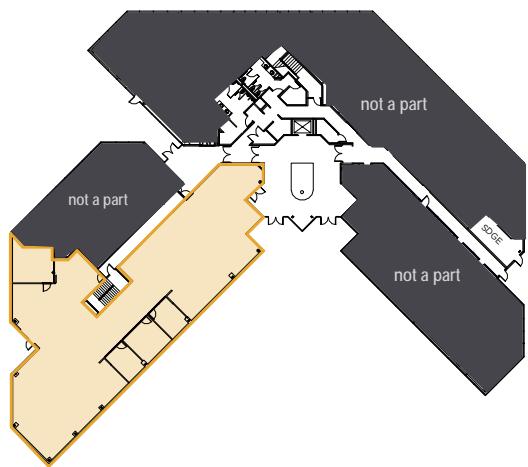


FLOOR PLANS

1ST FLOOR - SUITE 100 | 6,821 SF

As Built

- 3 Private Offices
- Conference Room
- Large Open Office Space



FLOOR PLANS

1ST FLOOR - SUITE 100 & 101 | 6,821 SF

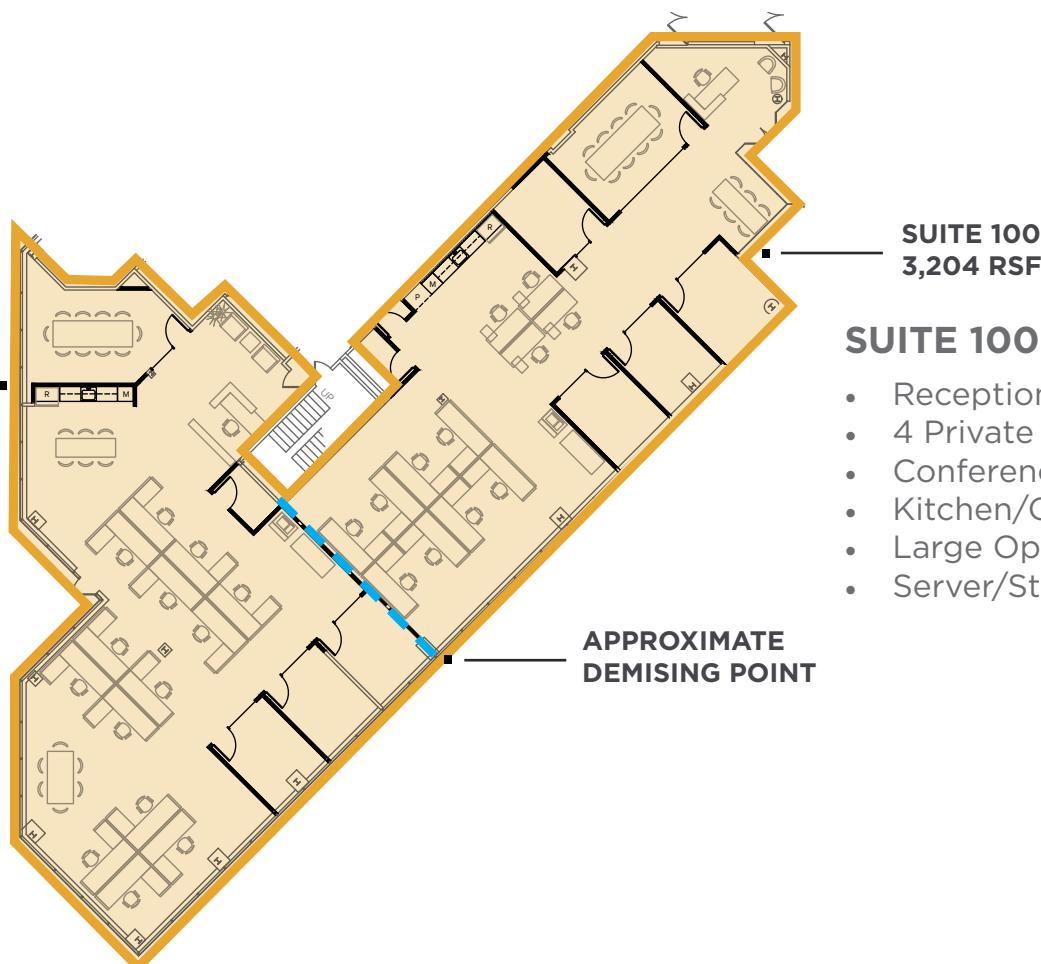
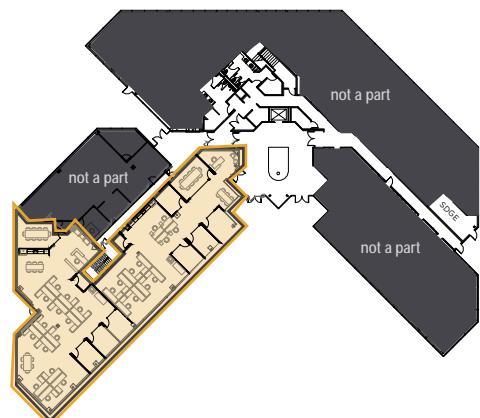
Conceptual Demising Plan



SUITE 101

- Reception Area
- 3 Private Offices
- Conference Room
- Kitchen/Break Area
- Large Open Office Space
- Server/Storage Room

SUITE 101
3,617 RSF



SUITE 100

- Reception Area
- 4 Private Offices
- Conference Room
- Kitchen/Coffee Bar
- Large Open Office Space
- Server/Storage Room

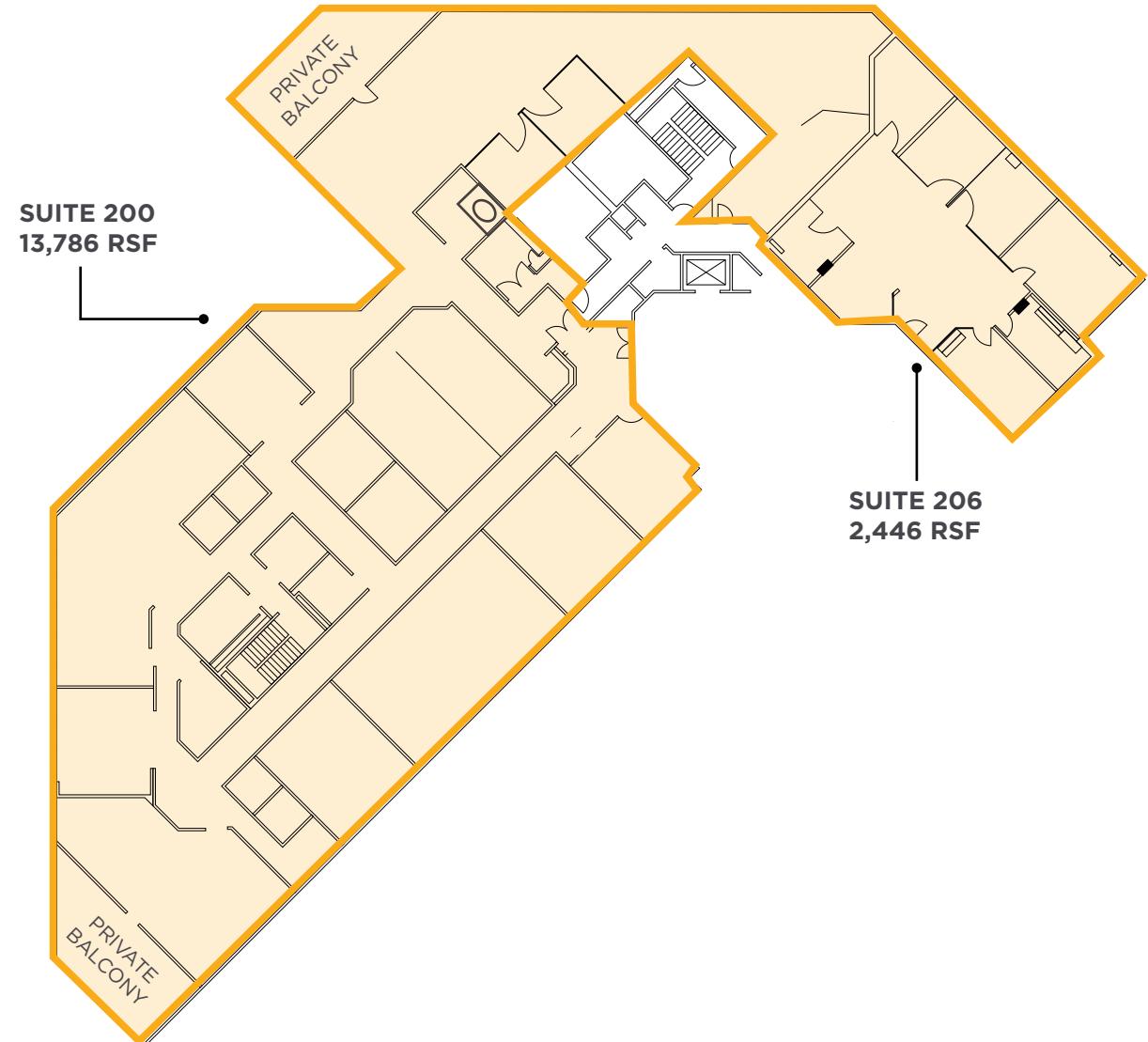
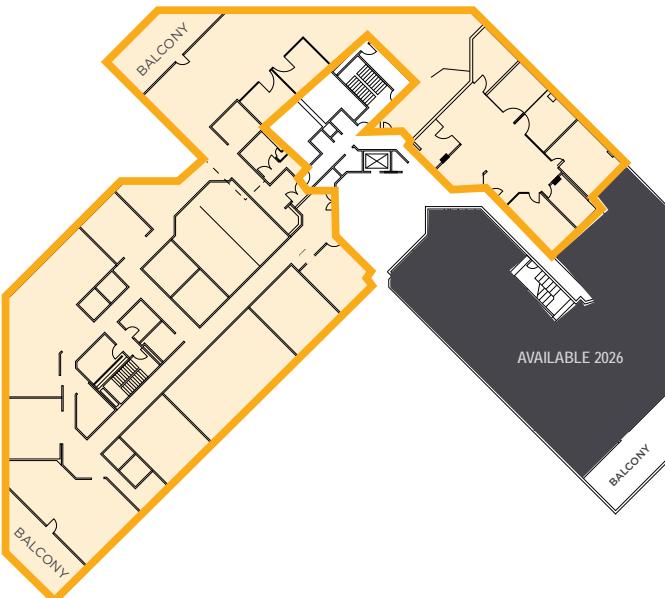


FLOOR PLANS

2ND FLOOR - SUITE 200 & 206 | 16,232 SF

As Built

- 11 Private Offices
- 3 Conference Rooms
- Kitchen & Break and Copy Room
- Reception Areas
- 2 Private Balconies



FLOOR PLANS

2ND FLOOR | FULL FLOOR OPPORTUNITY |
21,456 RSF

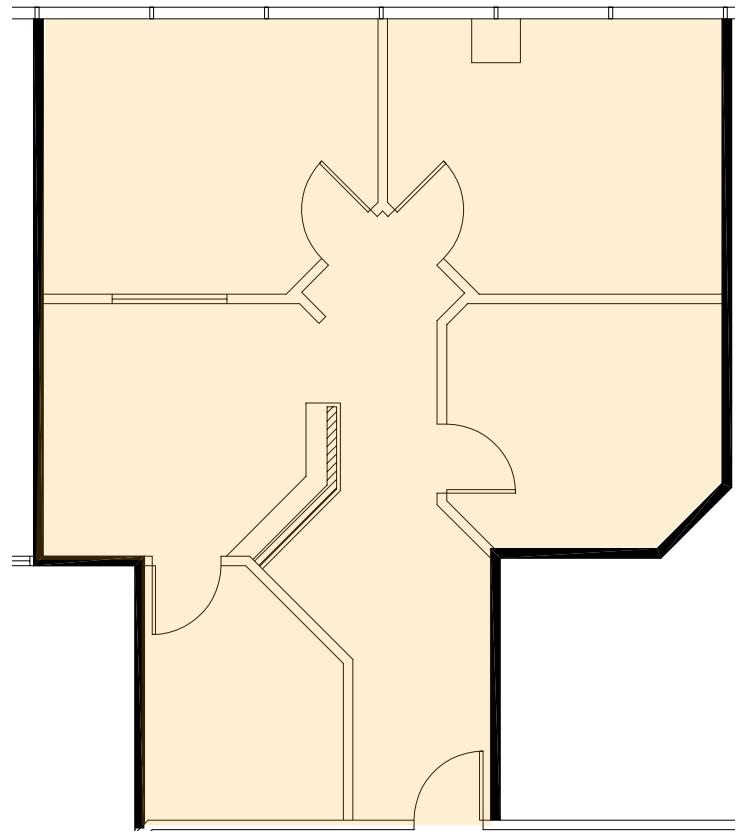
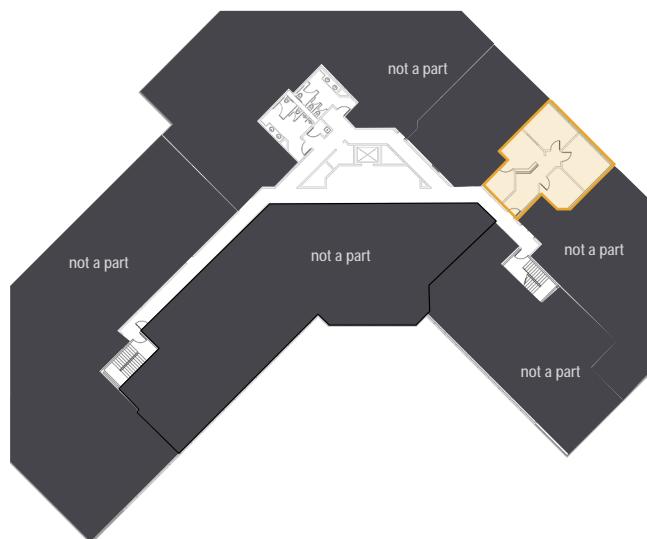
Conceptual Demising Plan



FLOOR PLANS

3RD FLOOR - SUITE 312 | 1,043 SF

As Built



AREA OVERVIEW



NEARBY AMENITIES





FOR MORE INFORMATION, PLEASE CONTACT:

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